

Resort-Style Backyard & Outdoor Living *Designed for ultimate entertaining and low-maintenance luxury.*

- **Heated Swimming Pool with Spa:** Includes non-slip decking surrounding the pool area for enhanced safety and comfort.
- **Custom Covered Outdoor Kitchen:** Fully equipped with electrical and premium built-ins, including:
 - Traeger Smoker
 - Blackstone Flat-Top Grill
 - Built-in Refrigerator
 - Ample Storage Cabinetry
- **Outdoor Living Areas:** Features a dedicated fire pit area plus a separate outdoor fireplace with a secondary gas grill.
- **Pristine Landscaping:** Professionally designed custom landscaping with high-quality, low-maintenance artificial turf throughout the backyard.

Exterior, Lot & Major Systems *Significant investments in structural integrity and curb appeal.*

- **Largest Lot in Neighborhood:** A rare **0.26-acre** site offering superior privacy and space.
- **Roof:** Complete shingle replacement and more installed in **July 2025**.
- **Enhanced Curb Appeal:** Custom front landscaping stonework and non-slip decking installed at the front entryway.

Garage, Utility & High-End Mechanics *Optimized for efficiency, storage, and cleanliness.*

- **Premium Water Treatment System:** A high-capacity custom water softener (approx. **\$6,000 investment**).
- **Tankless Water Heater:** High-efficiency unit located in the garage.
- **Finished Garage Interior:** Features professional epoxy-coated flooring and a convenient utility sink.